

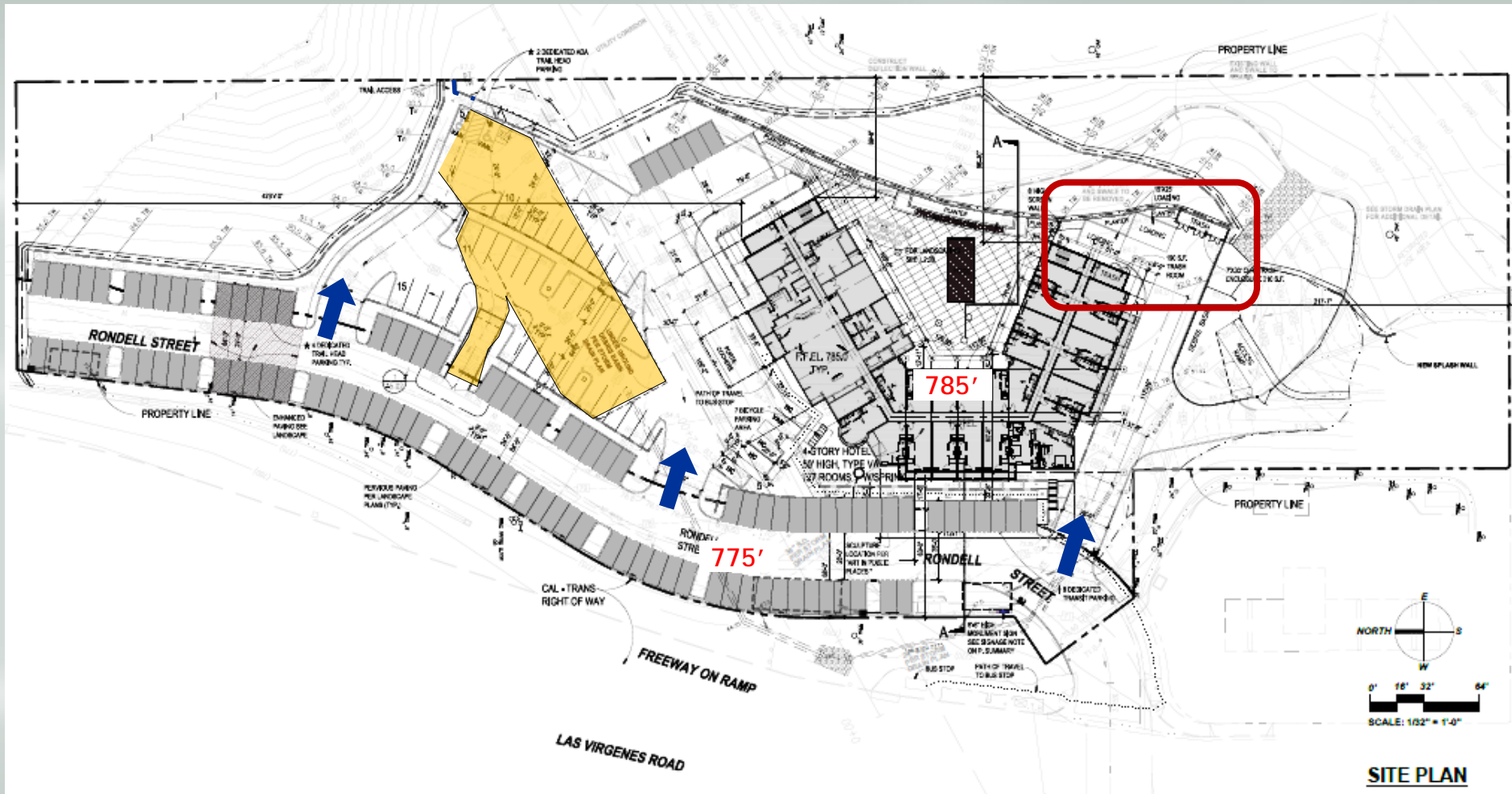
# Location Map



# Bird's Eye

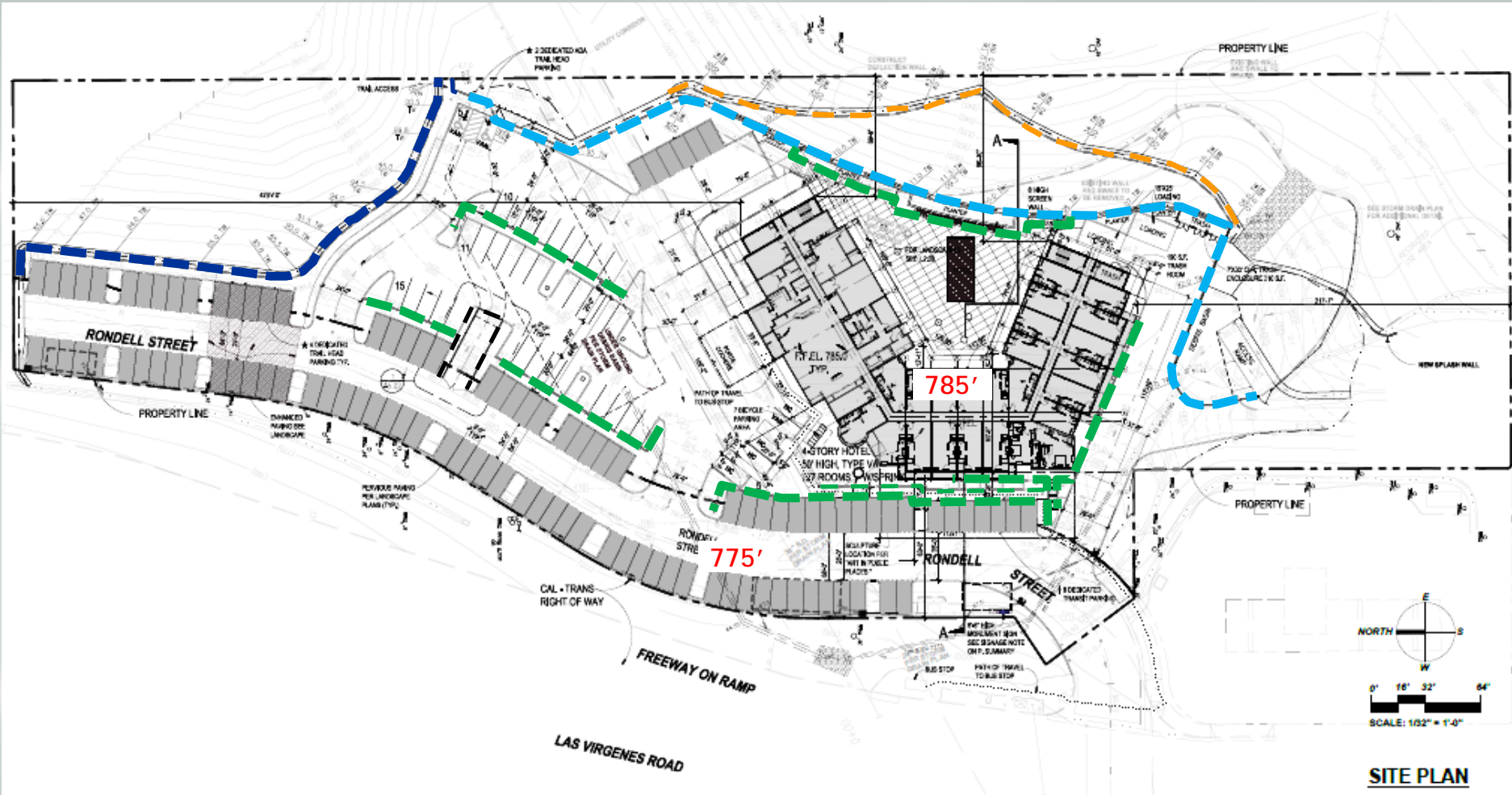


# Site Plan



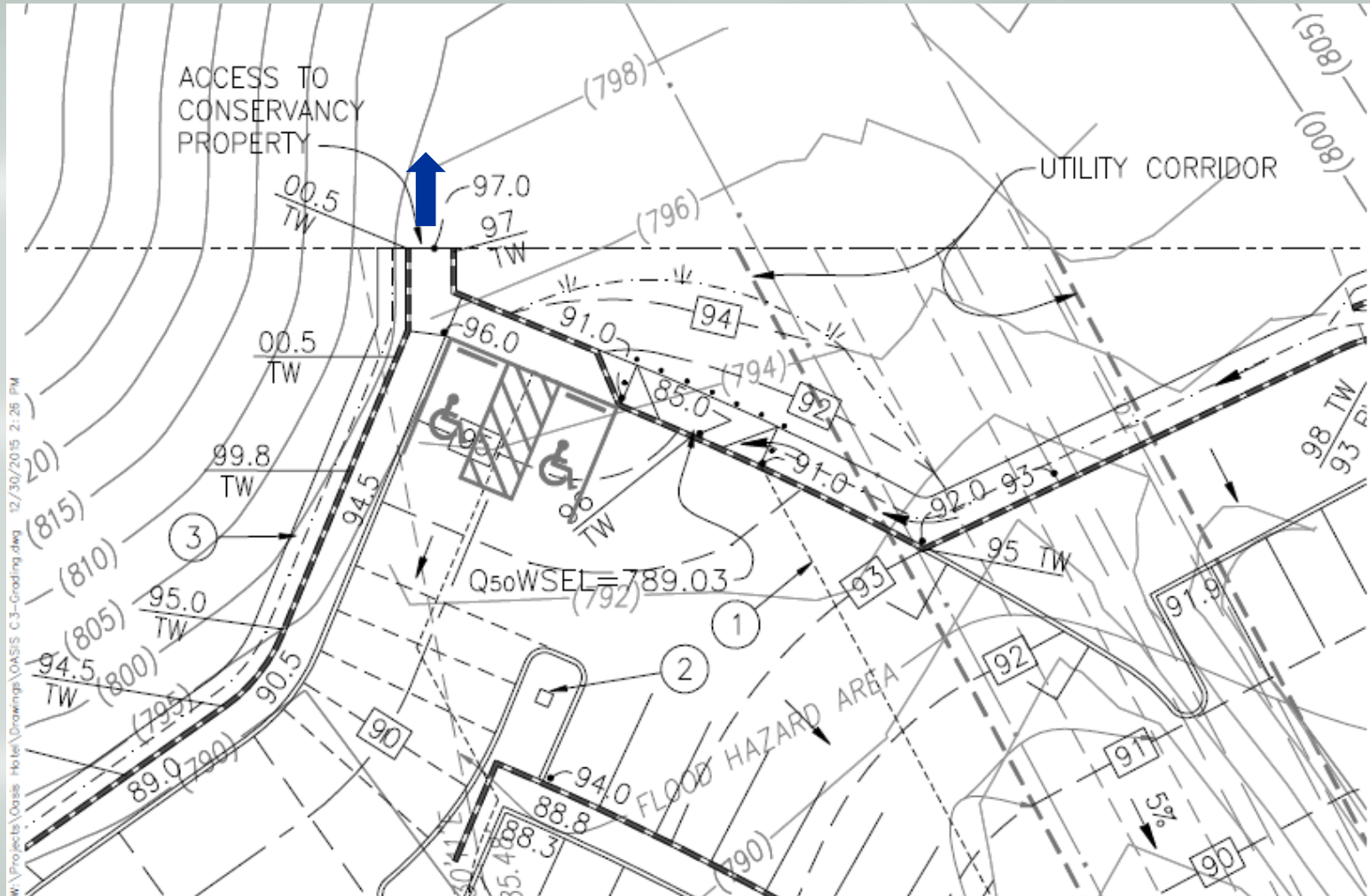


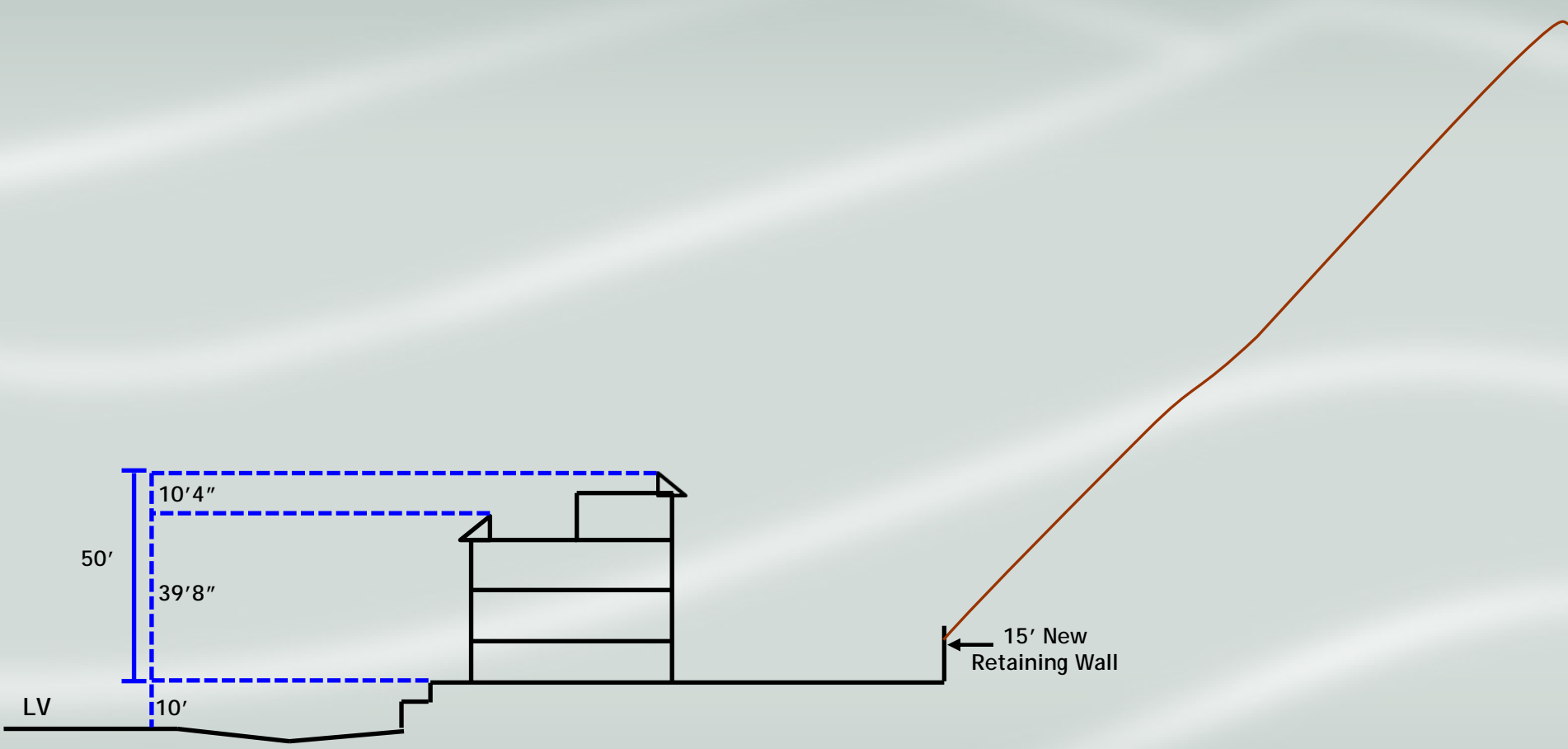
# Site Plan – Retaining Walls



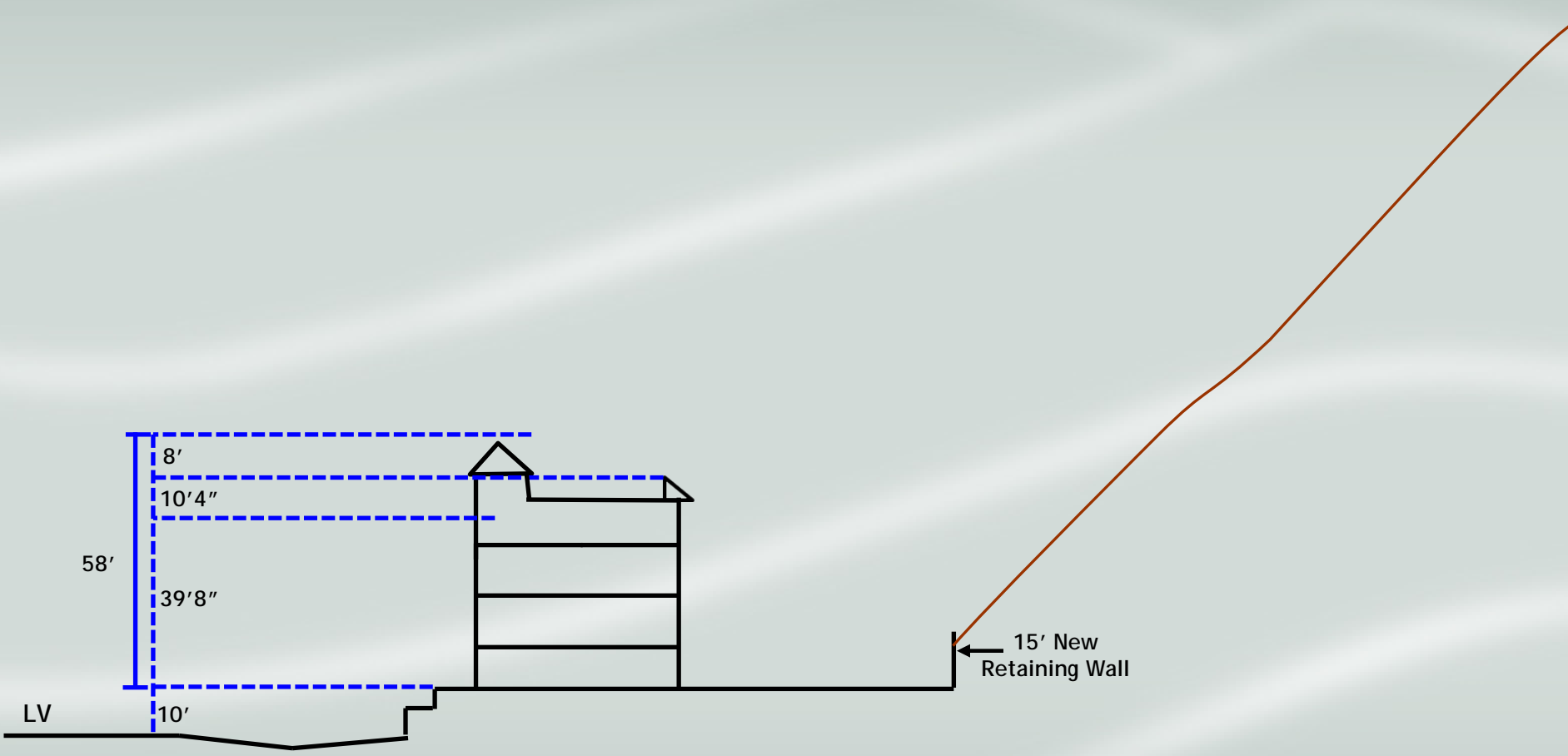


# Site Plan - Trail

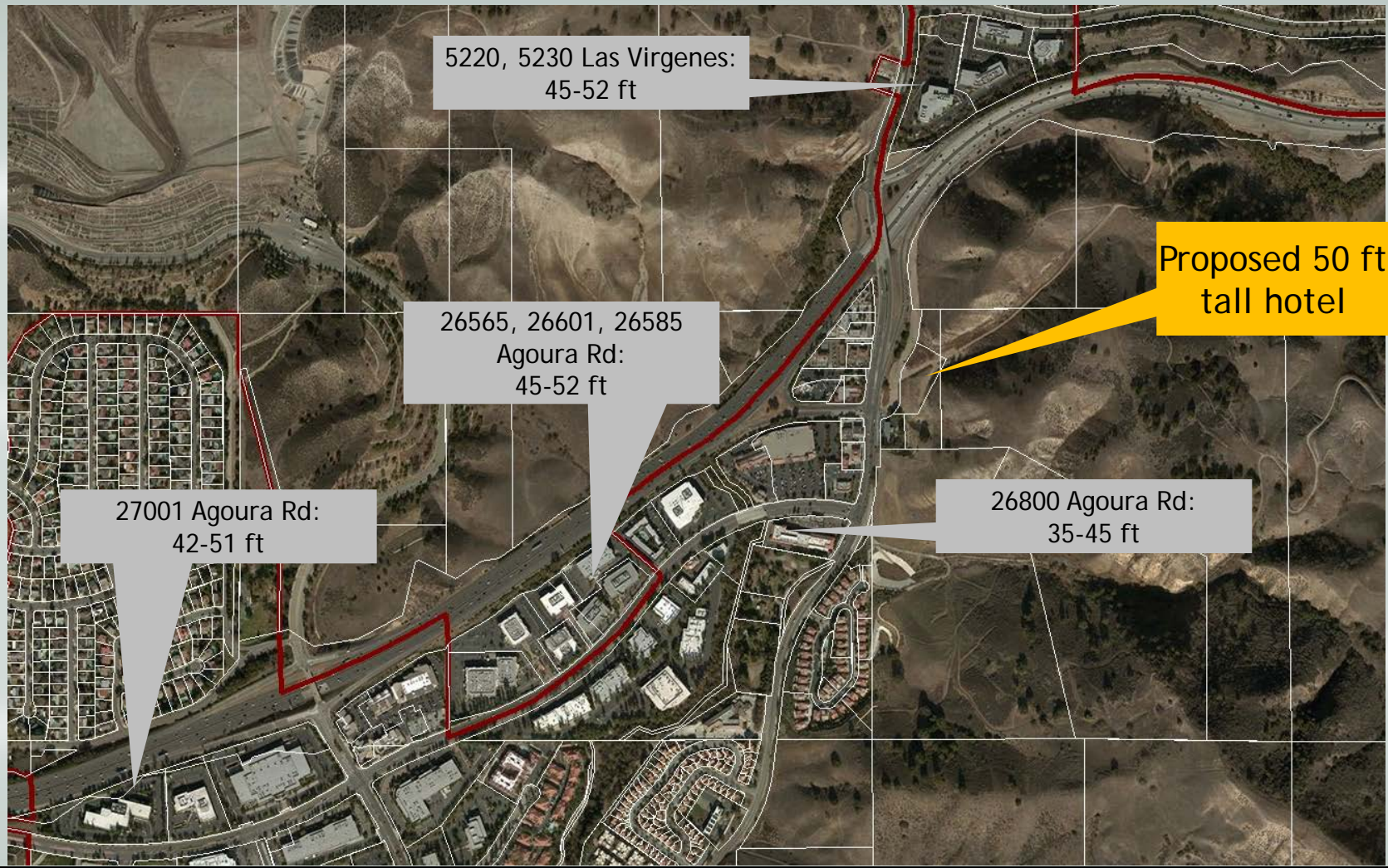








# Surrounding Building Heights



# Development Plan

## Public Benefits

	<b>DP w/ 4 stories</b>	<b>35-foot tall development</b>
Trail	yes	maybe
Trail Parking	yes	maybe
Transit Parking	yes	maybe
Open Daytime Parking	yes	maybe
TOT Revenue	\$625,000	unknown



# Development Plan

## Superior Site Design

	<b>DP w/ 4 stories</b>	<b>35-foot tall development</b>
Compact Building	yes	maybe
Surplus Parking	yes	no
Does Not Block Trail	yes	no
Minimized Grading	yes	no
Adjacent to Existing Development	yes	no



# Scenic Corridor

- Project retains the dominant views of the mountains
- Project retains the natural hillside and ridgetops
- Includes peek-a-boo views through the project site to the hillsides

*The Architectural Review Panel found compliance with the proposed project with all Scenic Corridor Guideline requirements.*





# LV Gateway Master Plan

**From “Purpose of the Master Plan”:**

**“For the Las Virgenes Road area, it is the General Plan’s intent that:**

**“...natural hillsides dominate the freeway corridor at the Las Virgenes freeway Interchange...”**

**“...Freeway oriented uses should continue in the southern quadrants of the LV freeway interchange...”**

**“...New commercial development is called for on the east side of Las Virgenes Road at Agoura Road....”**



# CR Zone – Permitted Uses



# CR Zone – Permitted Uses

- Office Building(s)
- Book Stores
- Computer & Electronics Stores
- Hardware & Garden Supply Stores
- Supermarkets
- Apparel/Clothing Stores



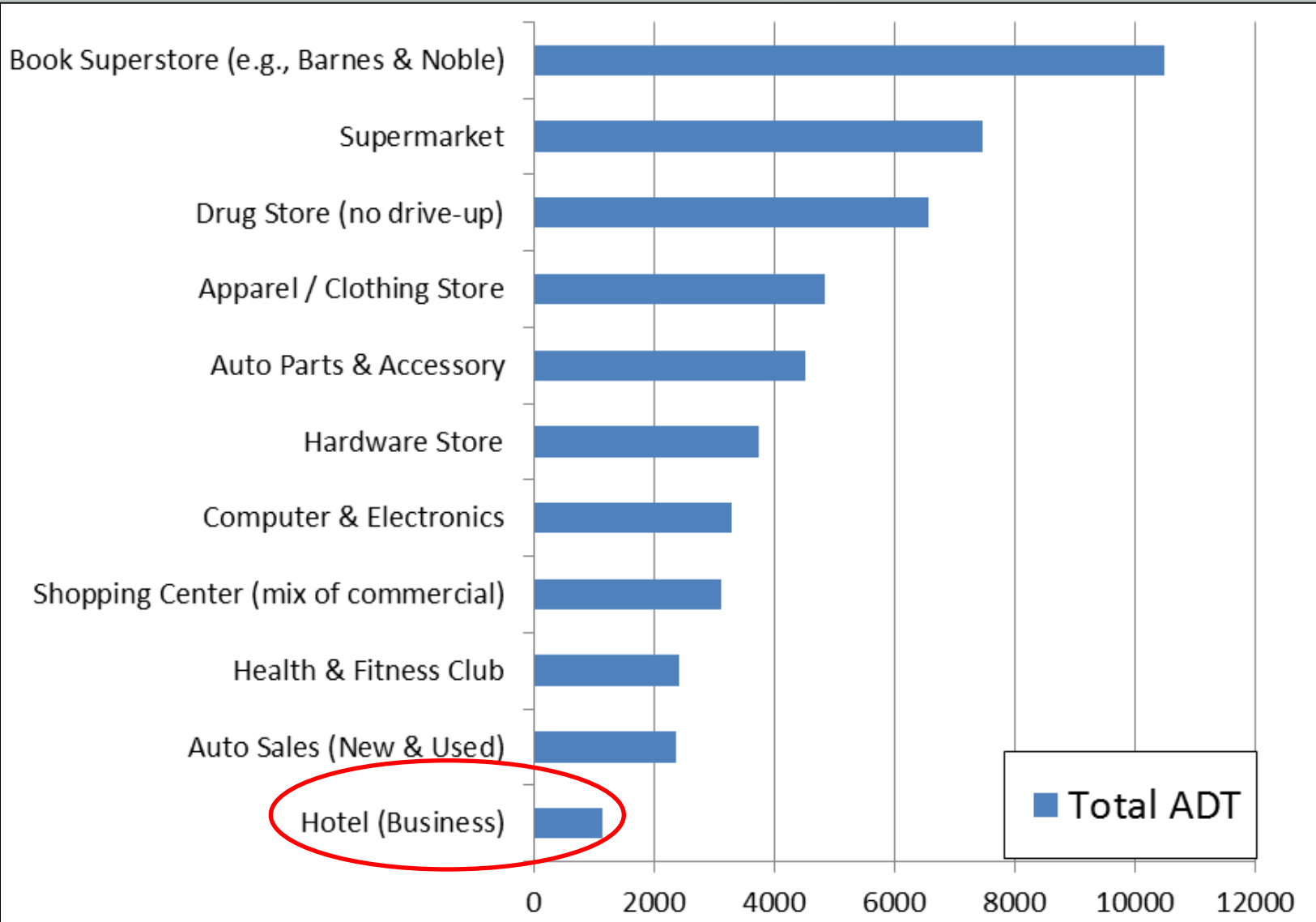


# CR Zone – Conditionally Permitted Uses

- Drug Store (e.g. CVS, Rite Aid)
- Retail shopping center
- Auto Parts & Accessories
- New and Used Car Sales
- Health & Fitness Club (e.g., LA Fitness)



# Average Daily Trips by Land Use



Trip totals calculated for 73,000 s.f. (equal to the proposed hotel size)  
Source: Institute of Transportation's Trip Generation Manual 9<sup>th</sup> Edition  
Planning Commission  
February 3, 2016  
File No. 140001318 – Rondell Oasis Hotel

